Development Management – Delegated Officer Report **Date: 19/03/2025**

Application Number	**AWDM/0052/25**
Address	**Worthing Hospital Lyndhurst Road Worthing West Sussex BN11 2DH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.12 of 1992 to re-pollard to last points London Plane trees T14 to T19.**

Date of site visit: 19/03/25

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to six large mature London Plane trees located either side of the main entrance from Lyndhurst Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to re-pollard to last points London Plane trees T14 to T19.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1992: Worthing Tree Preservation order Number 12 of 1992 confirmed on 26/11/1992.

2009: Application for consent under Worthing Tree Preservation Order No 12 of 1992 to fell one Leyland Cypress (T7)

2010: Application for consent under Worthing Tree Preservation Order. No. 12 of 1992 to re-pollard six London Plane on east and west sides of the access road off Lyndhurst Road (T14, T15, T16, T17, T18 and T19).

2013: Application for consent under Worthing Tree Preservation Order No. 12 of 1992 to fell two trees: one Sycamore of group G5 and one Silver Birch T7, to reduce in height and spread by up to 2 metres one Sycamore of group G5 to Lift up to 3 metres and reduce crown spread on North side 3 trees: T5 Lime T3 Horse Chestnut and one Lime tree of group G1, and to reduce crown to give 2 metres clearance of building one Sycamore tree T25.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres and reduce crown to give 2 metres clearance of building one Macrocarpa tree in the Farncombe Road Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No.12 of 1992 reduce crown height and radial spread by up to 6 to 7 metres (Pollard) one Ash tree T10.

2017: Application for consent under Worthing Tree Preservation Order No.12 of 1992 to re-pollard to last points 5 Plane trees T14 to T18, deadwood and reduce height and radial spread 2 metres on one Ash tree T20, crown lift up to 3 metres one Yew tree, reduce to clear building Sycamore both of G5, to remove deadwood epicormic and basal growth from Lime T1 Cypress T29 Holm Oak of G5, and to fell and replace one Silver Birch tree T11.

2018: AApplication for consent under Worthing Tree Preservation Order No.12 of 1992 to reduce radial spread by up to 2 to 3 metres and crown lift up to 5.2 metres one Monterey Cypress tree T29.

Planning Assessment

The six London Plane trees are located on either side of the main entrance, the former Park Avenue that joins with Lyndhurst Road to the south. The trees are prominent to the area, and can be seen from many views.

The trees are mostly uniform in their appearance and form, having all been managed in a similar way. Each tree has a single stem to 2.5 to 5 metres, where the crown breaks and scaffold limbs emerge. At 5 to 6 metres the trees have been pollarded, to form broadly domed crowns. The main crowns are dense with the resulting regrowths of tall slender poles, some with wider spreading, slightly over extended laterals.

The proposed works are to re-pollard the Plane trees T14 to T19, to previous points. These works are to contain the size and spread of the trees, and maintain their uniform appearance.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the trees and will significantly affect their appearance, however the amenity value, and contribution to the character of the area will continue.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/03/2025

Authorised by: Gary Peck Date: 21 March 2025